



Connaught Cottage Upper Staithe Road, Stalham

Norwich



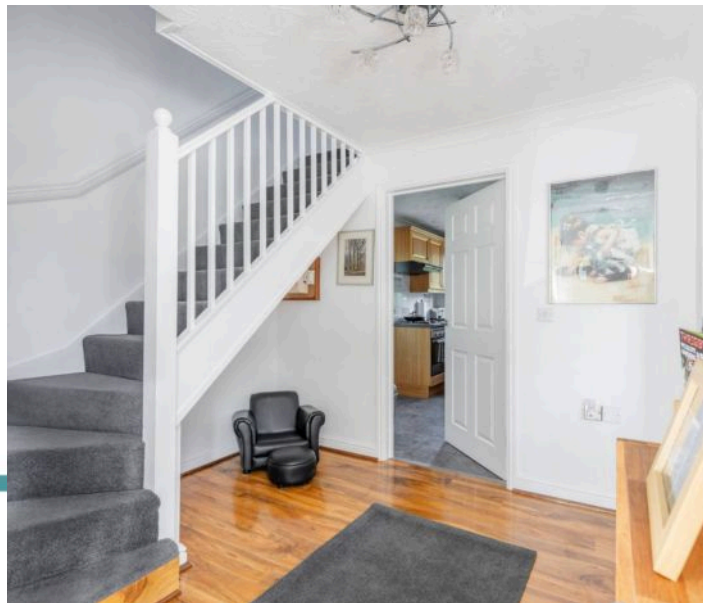
Minors & Brady

Connaught Cottage Upper Staithe Road

Stalham, Norwich

This charming three-bedroom home in the heart of Stalham perfectly combines comfort and practicality for small families. Approached via a gravel driveway and surrounded by mature shrubs, the property offers an inviting sense of home from the outset. Inside, a bright entrance hall leads to a spacious sitting and dining room with a feature fireplace, sliding doors to the garden, and elegant hard flooring. The kitchen features wooden units with dark work surfaces and ample space for appliances, making daily living both functional and stylish. Three well-proportioned bedrooms, a ground-floor bathroom, and an additional shower room provide flexible family accommodation. Outside, a private garden with a terraced area, lawn, flowers, and distant trees offers a peaceful environment in a sought-after village location with excellent local amenities.

- Charming three-bedroom family home in the heart of Stalham
- Gravel driveway with mature shrubs providing a welcoming frontage
- Bright entrance hall leading to all main living areas
- Spacious sitting and dining room with feature fireplace and hard flooring
- Sliding doors from the sitting/dining room onto the rear garden
- Kitchen with wooden units, dark work surfaces, and space for appliances
- Three well-proportioned bedrooms, including one with built-in storage
- Ground-floor bathroom plus an additional shower room
- Private rear garden with terrace, lawn, flowers, large shrubs, and distant trees
- Ideal village location with excellent local amenities, nearby Norfolk Broads, and easy access to Norwich



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The Location

Located in the charming village of Stalham, this property offers the perfect blend of rural and convenient amenities. Just a short stroll from the High Street, residents can easily access a range of local shops, including a Tesco Superstore (0.5 miles away) and Stalham Butchers, renowned for its quality meats and fresh produce. Additional independent shops, cafes, and services make everyday life simple and convenient.

For dining and socialising, the village boasts several welcoming pubs and eateries. The Swan Inn, less than a mile away, provides a cosy spot for traditional pub fare, while other local cafés and restaurants offer a variety of options for casual dining or weekend treats.

Nature enthusiasts will love the proximity to the Norfolk Broads, just a short 2-mile drive, offering picturesque waterways, boating, cycling, and walking opportunities. The sandy beaches of Sea Palling are only 5 miles away, perfect for family days out or weekend getaways by the coast.

Stalham is well-connected via nearby roads, with Norwich reachable in under 30 minutes, providing access to city amenities, shopping, and cultural attractions while maintaining the peace and charm of village living. With its combination of local conveniences, scenic surroundings, and easy travel links, this location offers an ideal balance for family life and leisure.

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Connaught Cottage Upper Staithe Road

Stalham, Norwich

Upper Staithe Road, Stalham

Set in the heart of the quiet village of Stalham, this charming three-bedroom home offers the perfect combination of comfort and practicality, ideal for small families. The property is approached via a gravel driveway, surrounded by mature shrubs that provide a welcoming touch of greenery.

Inside, a bright entrance hall leads to all the main living areas. The large sitting and dining room features a front-facing window and sliding doors to the rear garden, a feature fireplace, and elegant hard flooring, creating a warm and inviting space for family gatherings or entertaining guests.

The kitchen is fitted with wooden units paired with dark work surfaces, offering plenty of storage and space for appliances, making meal preparation a pleasure.

The home offers three good-sized bedrooms, one with built-in storage, along with a ground-floor bathroom and an additional shower room, providing ample convenience for a growing family.



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Outside, the private garden offers a terraced area stepping onto a lawn surrounded by flowers, large shrubs, and distant trees, providing a peaceful setting for relaxation or play. With its spacious interiors, attractive outdoor space, and tranquil village setting, this property is an excellent choice for those seeking a comfortable and family-friendly home in Stalham.

Agents Note

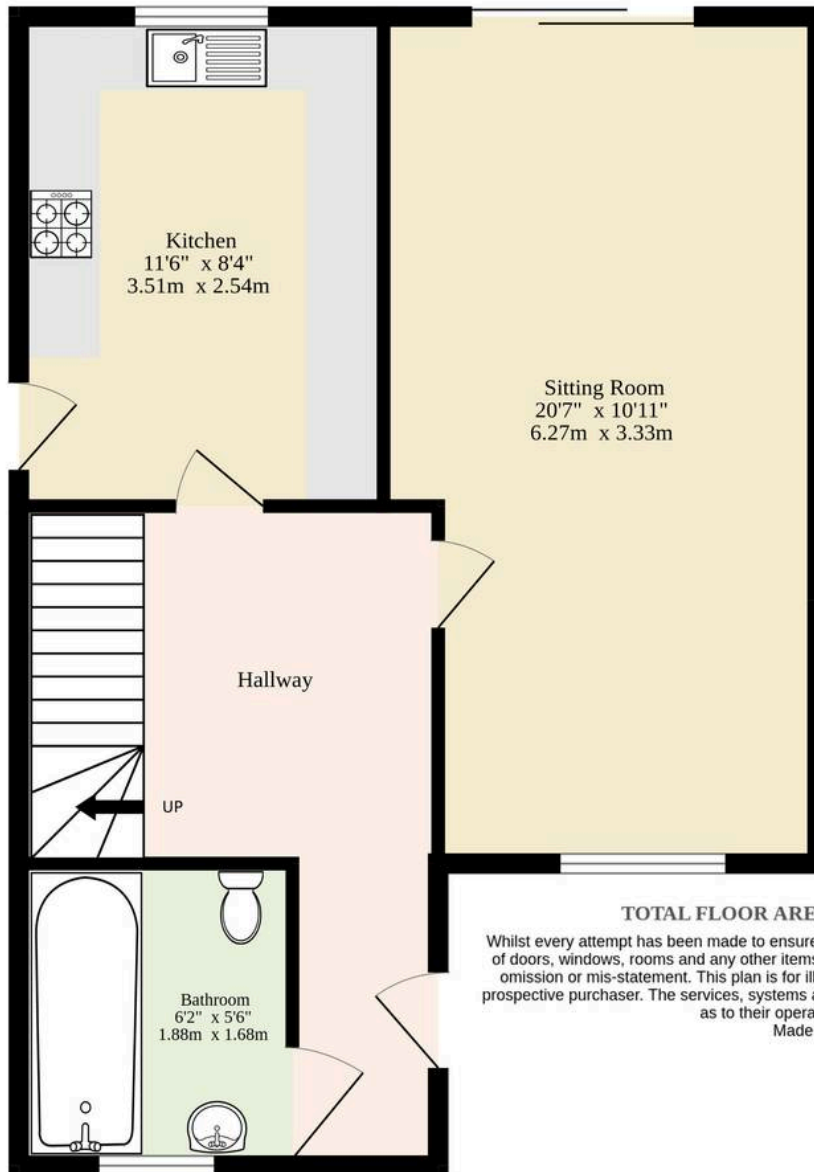
Sold Freehold

Connected to mains water, electricity, drainage and oil-fired heating

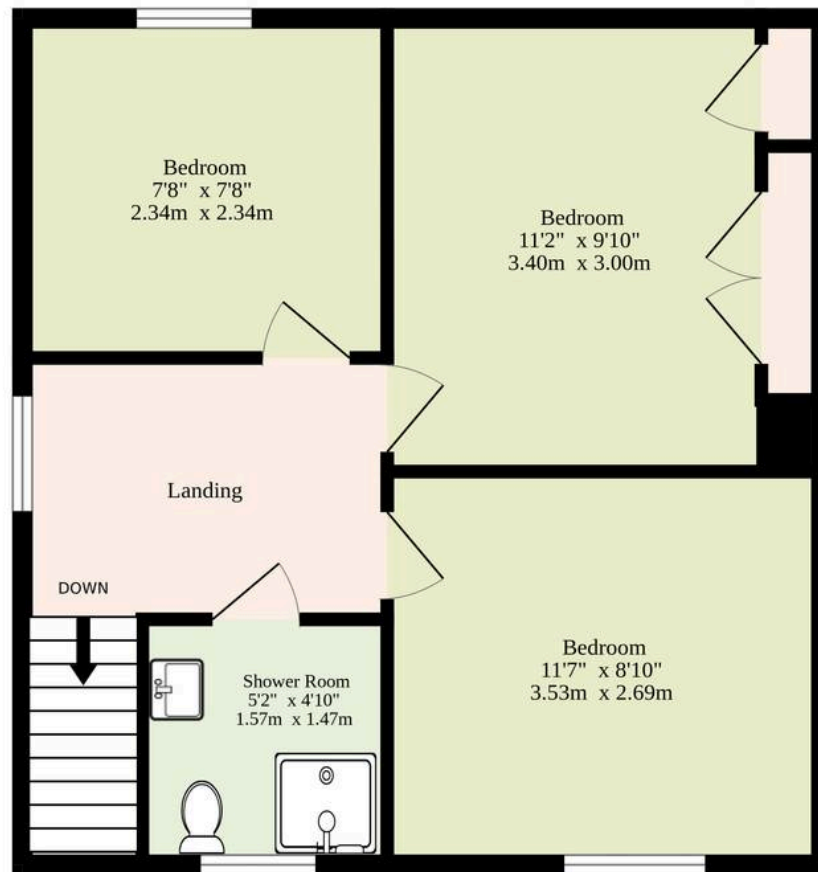


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Ground Floor
461 sq.ft. (42.8 sq.m.) approx.



1st Floor
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Meet *Claire*
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